



## Carnarvon Grove, Carlton, Nottinghamshire NG4 1RP

**Guide Price £140,000**

GUIDE PRICE OF £140,000- £150,000 LOCATION, LOCATION, LOCATION...

This three bedroom cottage will make the perfect home for any first time buyer or family alike. There is an abundance of space both inside and out.

The ground floor has two good sized reception rooms with a modern kitchen. The first floor has three good sized bedrooms serviced by a family bathroom.

Outside there is parking and to the rear there is a generous sized private enclosed garden.

The property would benefit from a little TLC and updating.

NO UPWARD CHAIN





Entrance Hallway

The hallway has a composite front door and provides access to the ground floor accommodation

Dining Room

10'9" x 10'7" (3.30 x 3.25)

The dining room has a double glazed window, a radiator and a feature fireplace

Lounge

11'9" x 11'1" (3.60 x 3.40)

The lounge has a double glazed window, TV point, a radiator and a feature fireplace

Kitchen

14'5" x 7'2" (4.40 x 2.20)

The kitchen has a range of base and wall units with a rolled edge work surface, a stainless steel sink with drainer, space for a fridge, space or a double oven, an extractor fan, recessed spotlights, a double glazed window and a UPVC door leading to the rear

Landing

Master Bedroom

10'9" x 10'7" (3.30 x 3.25)

The main bedroom has a double glazed window, a radiator and built in storage

Bedroom Two

11'1" x 9'2" (3.40 x 2.80)

The second bedroom has a double glazed window and a radiator

Bedroom Three

6'10" x 4'7" (2.10 x 1.42)

The third bedroom has a double glazed window and a radiator

Bathroom

9'10" x 7'3" (3.00 x 2.22)

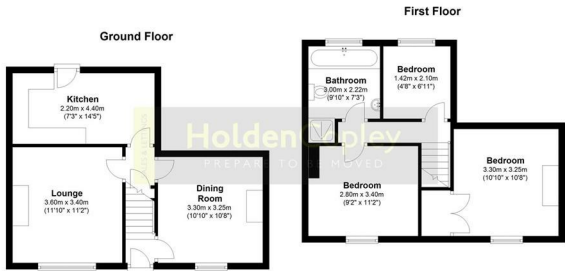
The bathroom has a bath with mixer taps, low level flush WC, hand basin with pedestal, chrome heated towel rail, tiled walls, tiled flooring, recessed spotlights and a double glazed window

Outside - Front

To the front of the property there is a palisade garden with a driveway to the side

Outside - Rear

To the rear of the property there is a private enclosed garden with a patio area and a lawned garden



This Plan is for illustrative purposes only and may not be representative of the property. Plan not to scale. Plan produced using PlanUp.

Energy Efficiency Rating				Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential			Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

